



TO LET

**0.22 Acres – 0.37 Acres
Approximately**

S16 & S19 Kingston Business Park

KEY FEATURES:

- Secure gated yards
- Very accessible location
- Flexible occupation – Tenancy at Will
- Good parking levels



DESCRIPTION

There are three separate secure, gated yards located to the left of the entrance of the estate. The yards are laid to mixed surface.

	Sq Ft	Acres	Rent
S16 – Yard	16,400	0.37	£24,600 pa
S19 – Yard	9,500	0.22	£14,250 pa

LOCATION

Kingston Business Park lies directly accessible from the A415 to the southern edge of Kingston Bagpuize. The A415 provides a direct road between Abingdon (6 miles) and Witney (8 miles). The A420 linking Oxford (9 miles) and Swindon (20 miles) also passes to the edge of Kingston Bagpuize and the site lies approximately ½ mile to the south on the A415.

LEASE TERMS

The yards and ancillary space will be available on flexible terms.

SERVICES

All services to be checked on site.

BUSINESS RATES

Rateable Value (2017): to be advised
2020/21 Multiplier: 0.499

All rateable values should be verified by the ingoing party with the Local Authority. Further information from www.voa.gov.uk

SERVICE CHARGE

To be levied to include security, general management of the Estate and a contribution towards the maintenance of the road

VAT

All figures within these terms are exclusive of VAT, where chargeable.

LEGAL COSTS

Each party will bear their own legal costs incurred in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.



VIEWINGS

Strictly by appointment with the joint letting agents:



Tom Barton
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Tim Parr
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Tim Hardy
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